

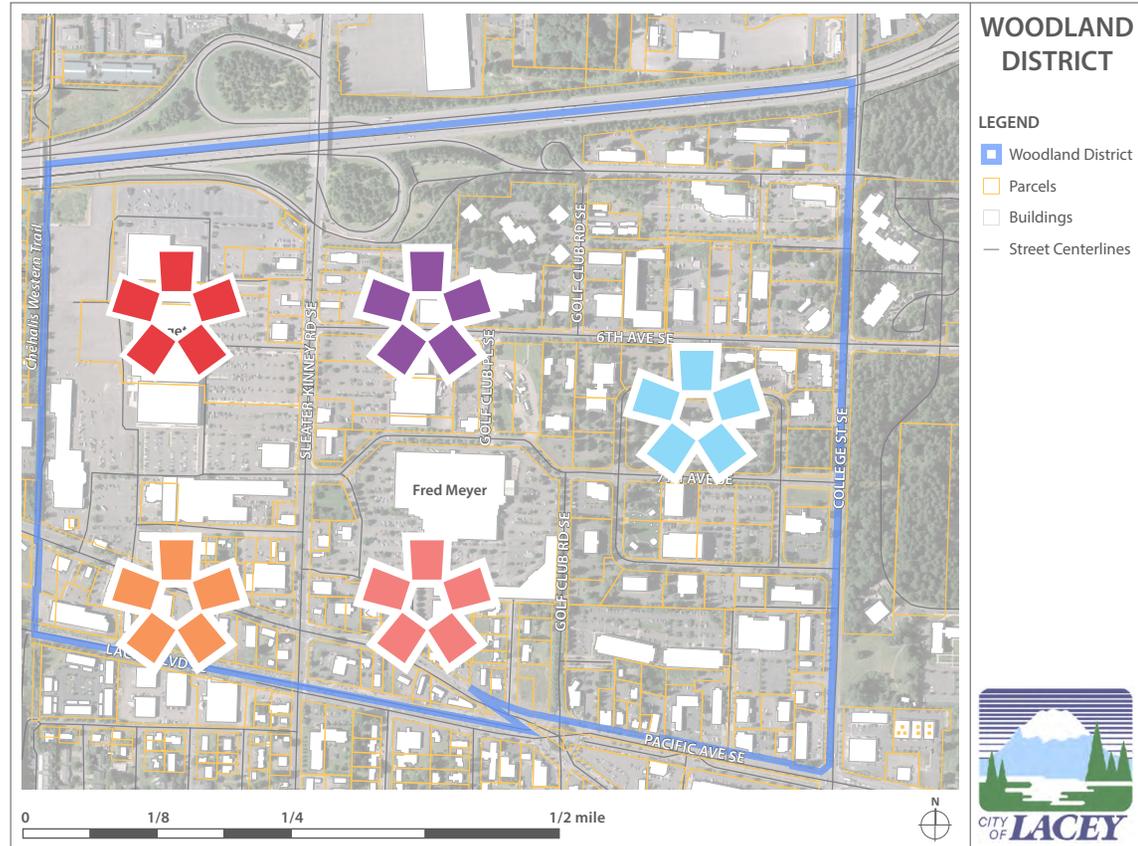
Task 1.1.5 | 3D Model Memo

PURPOSE

The purpose of the Task 1.1.5 Memo (3D Model Memo) is to illustrate the urban form that is permitted by current zoning code and street standards. The memo provides illustrations and tables that explain how the current code provisions work on a selection of prototypical sites, site configurations and programs. Three dimensional (3D) graphics depict the resulting urban form. The graphics in Memo 1.1.5 represent a “before” view. Graphics developed in the future Task 3.1.1 will represent the “after” view, or development form that will result from proposed new or amended development standards and street types.

The purpose of the future Task 3.1.1 is to illustrate and test the urban form that will result from the proposed code development standards and other proposed regulations. Also in Task 3.1.1, construction and development feasibility and economic trends will be used to inform analysis of existing code.

The initial scope of work for Task 1.1.5 proposed testing four test sites from a range of Woodland District Place Types, or context areas. The scope was doubled to eight sites to ensure a complete and full assessment. The same sites will be employed in Task 3.1.1.



A total of eight prototype sites were selected for this study, representing five of the Future Place Types identified in the 2013 Woodland District Strategic Plan

The advantage of using the same sites in Task 1 and 3 is it will allow a clear comparison and contrast between existing elements of the development code that should remain or be amended, and the new

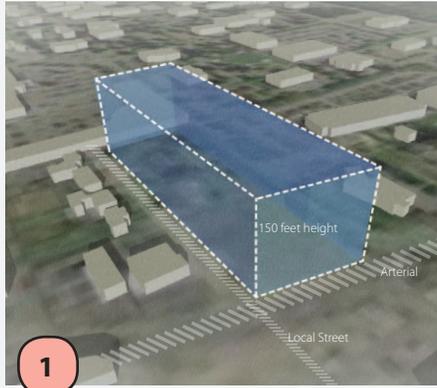
standards proposed to be incorporated into the Lacey Municipal Code for implementation.

Figure showing Future Place Types, excerpted from 2013 Woodland District Strategic Plan



Figure 13. Future Place Types

Overview of Sites



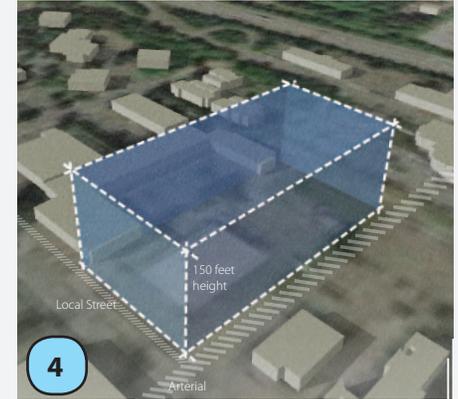
SITE 1 DESTINATION RETAIL / MIXED-USE



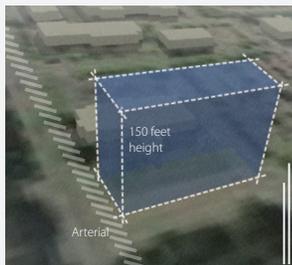
SITE 2 REGIONAL DESTINATION RETAIL / ENTERTAINMENT



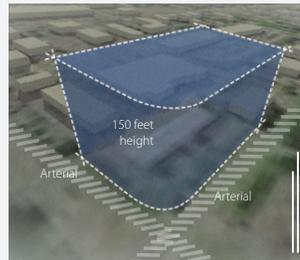
SITE 3 REGIONAL DESTINATION RETAIL / ENTERTAINMENT



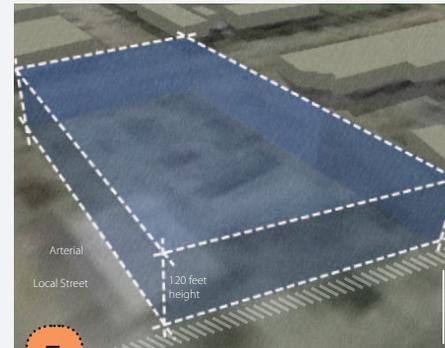
SITE 4 URBAN NEIGHBORHOOD



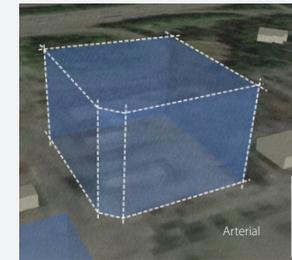
SITE 5 URBAN NEIGHBORHOOD



SITE 6 URBAN NEIGHBORHOOD



SITE 7 EDGE RETAIL



SITE 8 RETAIL MIXED-USE

TASK 1.1.5 CURRENT ZONING 3D MODEL MEMO

APPLICABLE STANDARDS								
Site	1	2	3	4	5	6	7	8
Allowable height	150	120	120	150	150	150	60	150
Setbacks	Front: Maximum: 10 feet for 50% of front facade, min. Up to 30 feet; also ref. 14.23.087.A.1. Site Design Standards Side: Minimum: 10 feet Rear: Minimum: 15 feet							
Allowable coverage	Sufficient to accommodate use(s), Public Works Standards							
Required open space	For sites over 2 acres, 10% open space, ref. 14.23.088; for mixed-use developments, ref. 16.24.090.D.							
Required pedestrian amenities	Ref. 14.23.087.A.2. Site Design Standards: Pedestrian Plazas							
Parking	<p>Parking lots shall be at the side or rear of a building. Parking shall not be built between the building and the street. Ref. 14.23.087.A.3. Site Design Standards: Parking and Landscaping; Ref. Table 16T-13. Parking minimums are optional, parking maximums are established</p> <p>For MU Retail: Optional minimum: 2 spaces per gross square foot; maximum: 4 spaces per gross square foot; bike: 2 minimum, 1 per 20 auto parking spaces</p> <p>MF-Res: Optional minimum: 1.5 spaces per gross square foot; maximum: none; bike: 2 minimum, 1 per 10 auto parking spaces</p>							

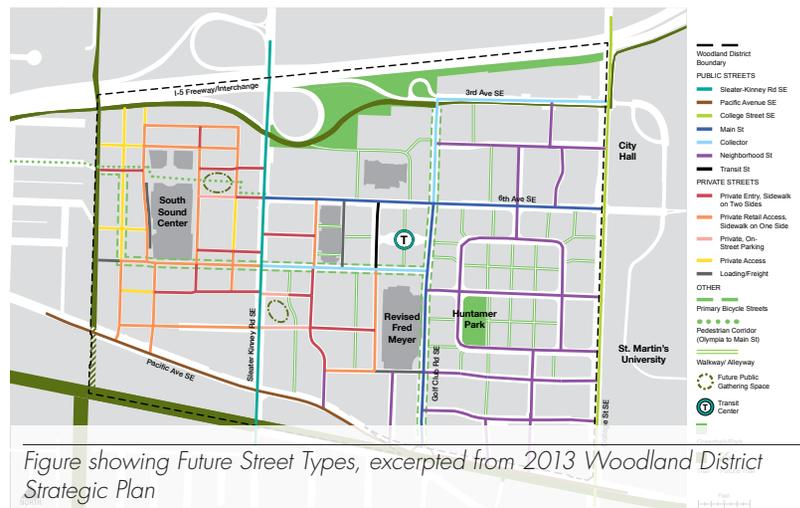


Figure showing Future Street Types, excerpted from 2013 Woodland District Strategic Plan

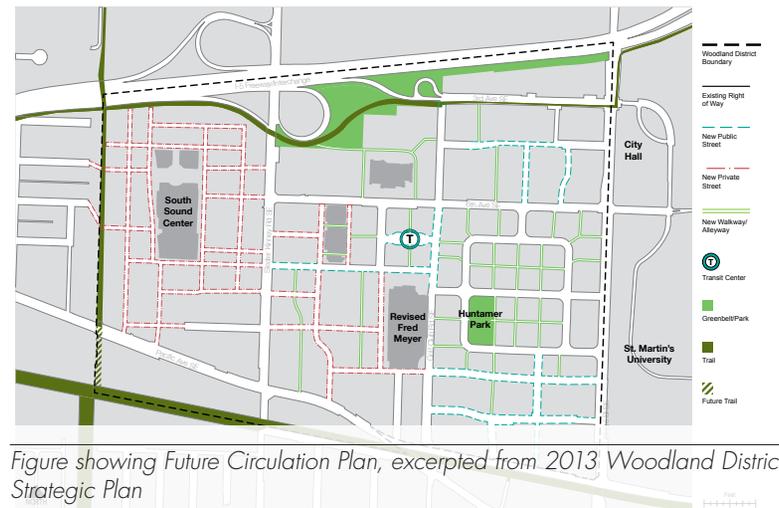


Figure showing Future Circulation Plan, excerpted from 2013 Woodland District Strategic Plan

SUMMARY TABLES

SITE INFORMATION								
Site	1	2	3	4	5	6	7	8
Site width (in feet)	160	300	195	200	220	300	175	225
Site depth (in feet)	540	465	765	425	95	190	290	250
Lot area (acres)	1.99	3.33	3.41	2.14	0.95	1.20	1.20	1.27
Lot area (square feet)	87,075	145,280	148,585	93,140	41,325	52,375	52,335	55,560
Street Frontage (TSP)	Arterial Local Street	Arterial Local Street	Arterial Local Street	Collector / Commercial Collector / Commercial	Arterial Collector / Commercial	Arterial Local Street	Arterial Multi-use Path	Arterial Collector / Commercial
Street or Path Frontage (2013 Strategic Plan)	Arterial Main Street	Arterial	Arterial	Main Street Nbrhd St	Arterial Nbrhd S	Arterial Nbrhd S	Arterial Trail	Arterial Main Street
Character Area (2013 Strategic Plan)	Destination Retail / Mixed-Use	Regional Destination Retail/Entertainment		Urban Neighborhood			Edge Retail	Retail Mixed-Use

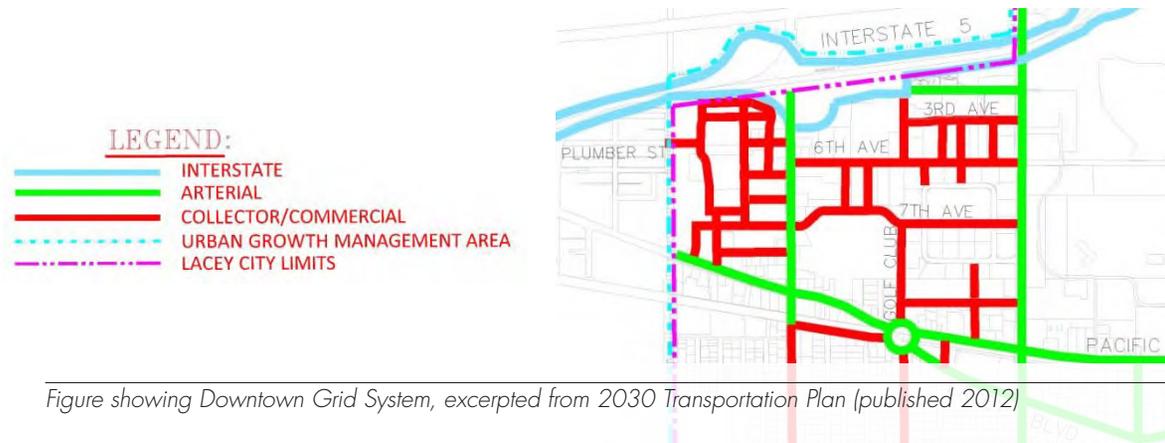
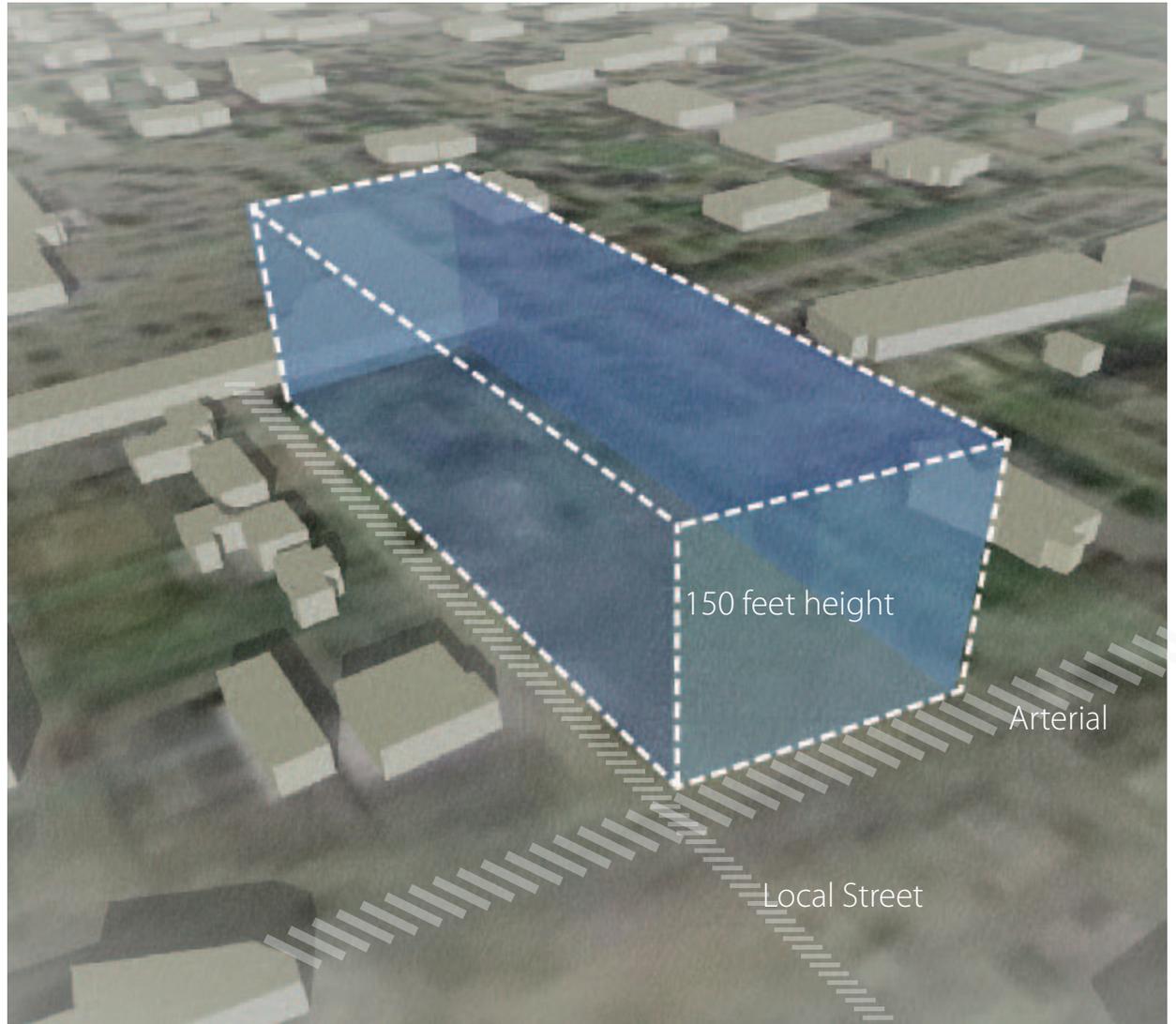


Figure showing Downtown Grid System, excerpted from 2030 Transportation Plan (published 2012)

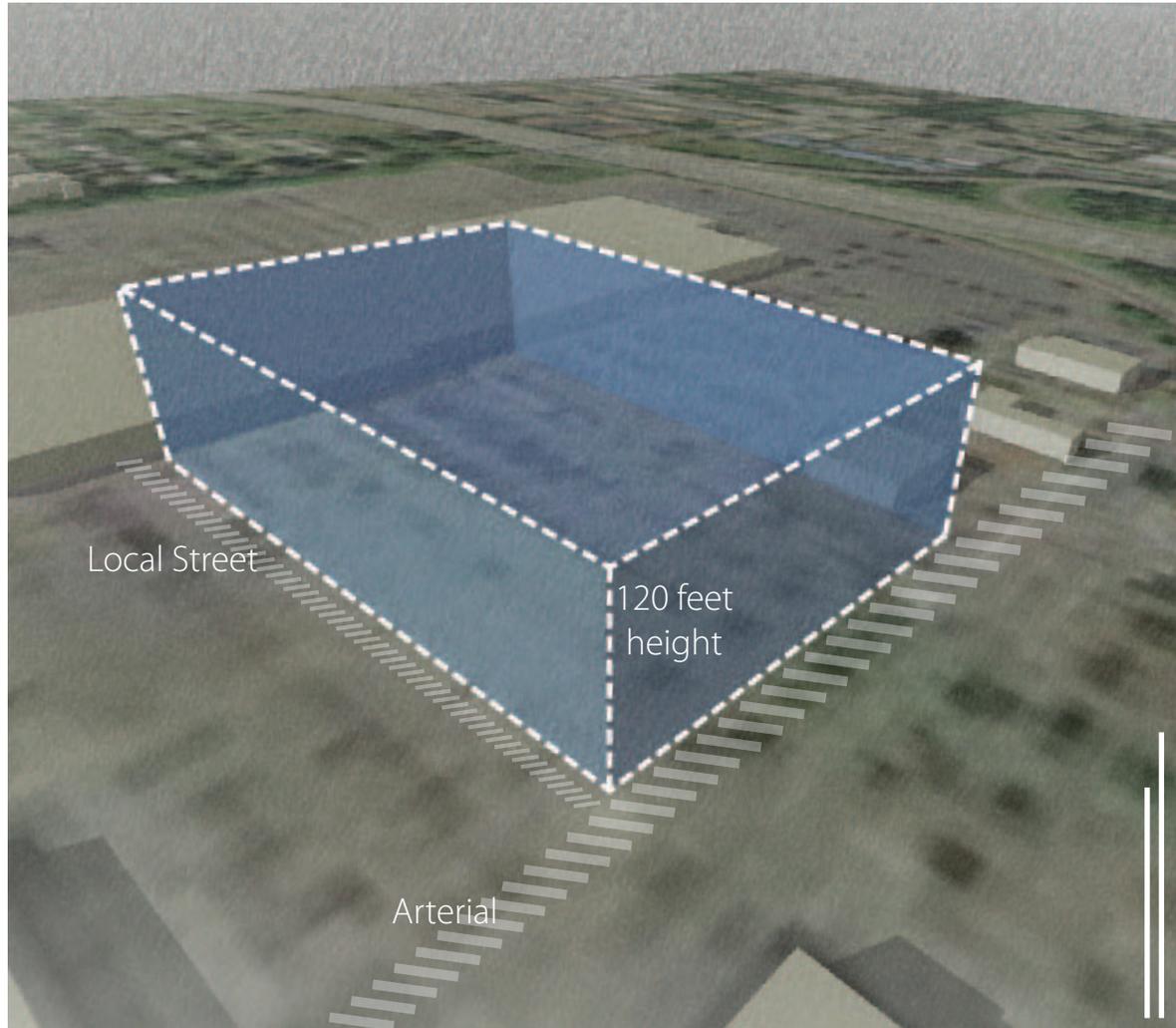
SITE 1 DESTINATION RETAIL / MIXED-USE

SITE INFORMATION	
Site	1
Site width (in feet)	160
Site depth (in feet)	540
Lot area (acres)	1.99
Lot area (square feet)	87,075
Street Frontage (TSP)	Arterial Local Street
Street or Path Frontage (2013 Strategic Plan)	Arterial Main Street
Character Area (2013 Strategic Plan)	Destination Retail / Mixed-Use
APPLICABLE STANDARDS	
Allowable height	150



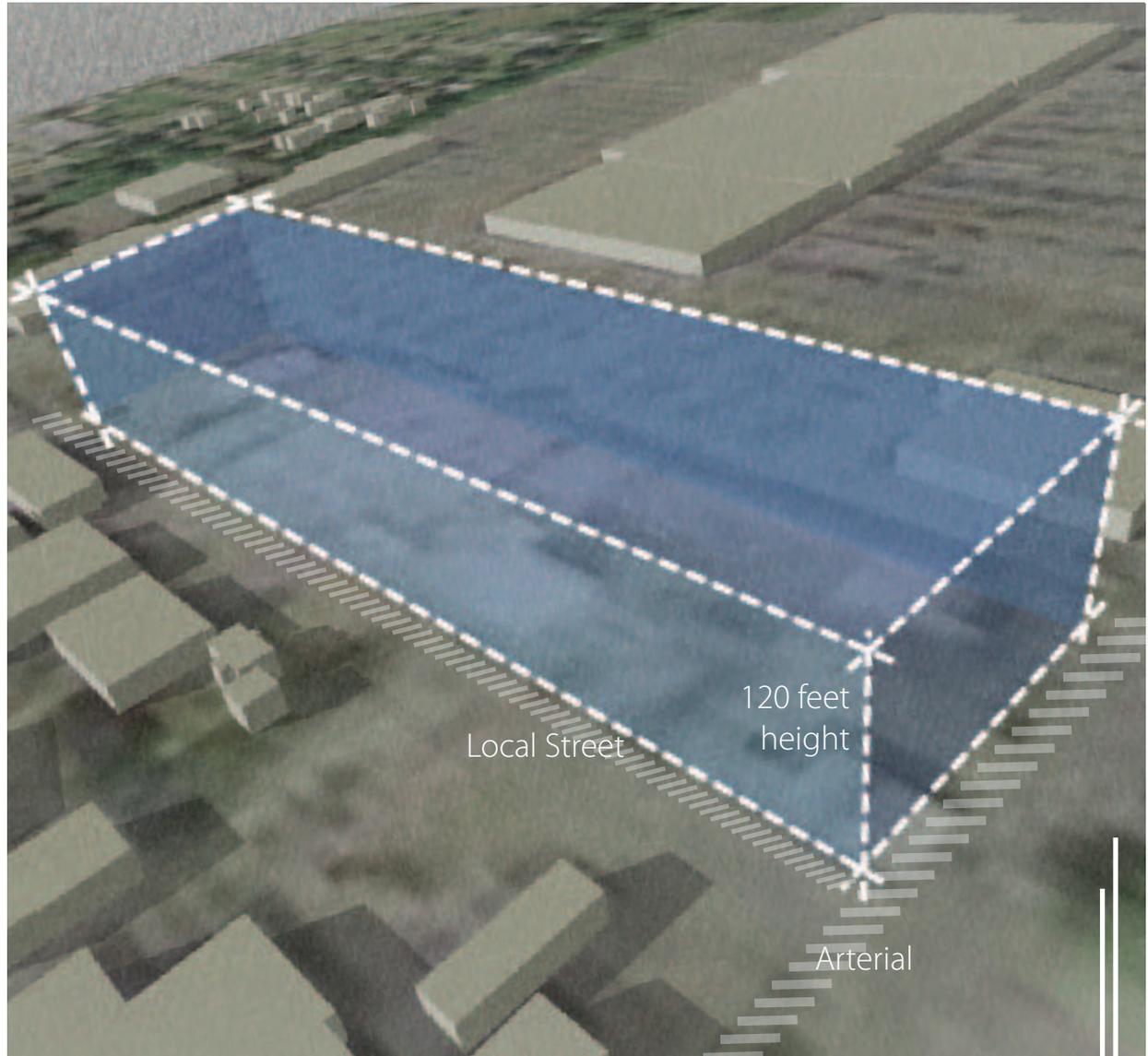
SITE 2 REGIONAL DESTINATION RETAIL / ENTERTAINMENT

SITE INFORMATION	
Site	2
Site width (in feet)	300
Site depth (in feet)	465
Lot area (acres)	3.33
Lot area (square feet)	145,280
Street Frontage (TSP)	Arterial Local Street
Street or Path Frontage (2013 Strategic Plan)	Arterial
Character Area (2013 Strategic Plan)	Regional Destination Retail/ Entertainment
APPLICABLE STANDARDS	
Allowable height	120



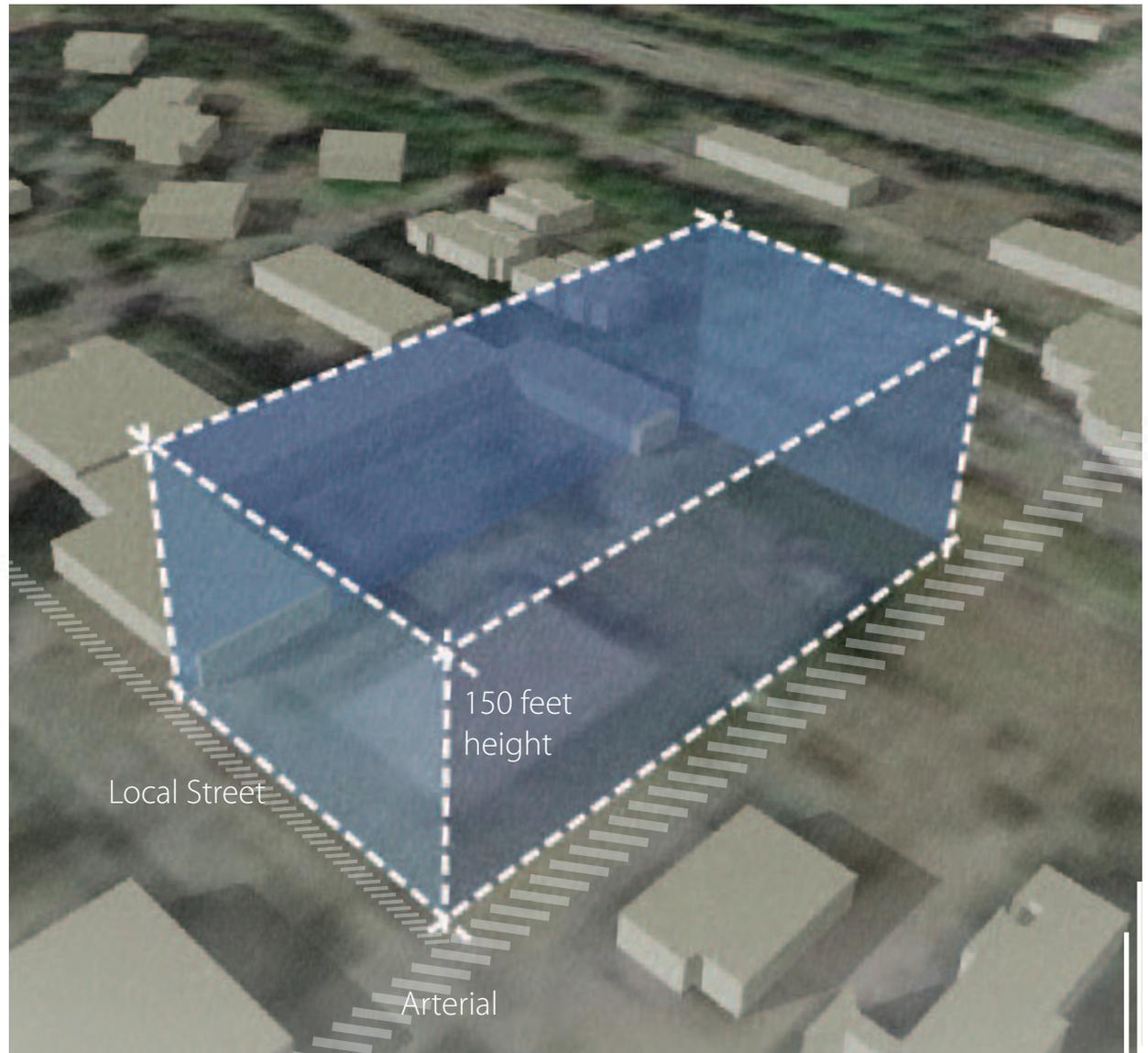
SITE 3 REGIONAL DESTINATION RETAIL / ENTERTAINMENT

SITE INFORMATION	
Site	3
Site width (in feet)	195
Site depth (in feet)	765
Lot area (acres)	3.41
Lot area (square feet)	148,585
Street Frontage (TSP)	Arterial Local Street
Street or Path Frontage (2013 Strategic Plan)	Arterial
Character Area (2013 Strategic Plan)	Regional Destination Retail/ Entertainment
APPLICABLE STANDARDS	
Allowable height	120



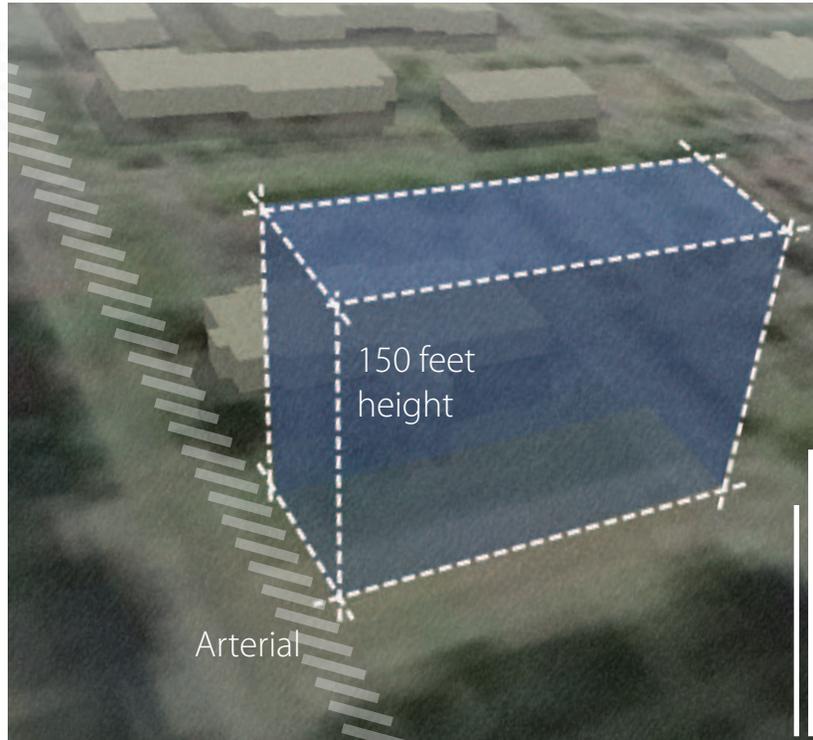
SITE 4 URBAN NEIGHBORHOOD

SITE INFORMATION	
Site	4
Site width (in feet)	200
Site depth (in feet)	425
Lot area (acres)	2.14
Lot area (square feet)	93,140
Street Frontage (TSP)	Collector / Commercial Collector / Commercial
Street or Path Frontage (2013 Strategic Plan)	Main Street Nbrhd St
Character Area (2013 Strategic Plan)	Urban Neighborhood
APPLICABLE STANDARDS	
Allowable height	150



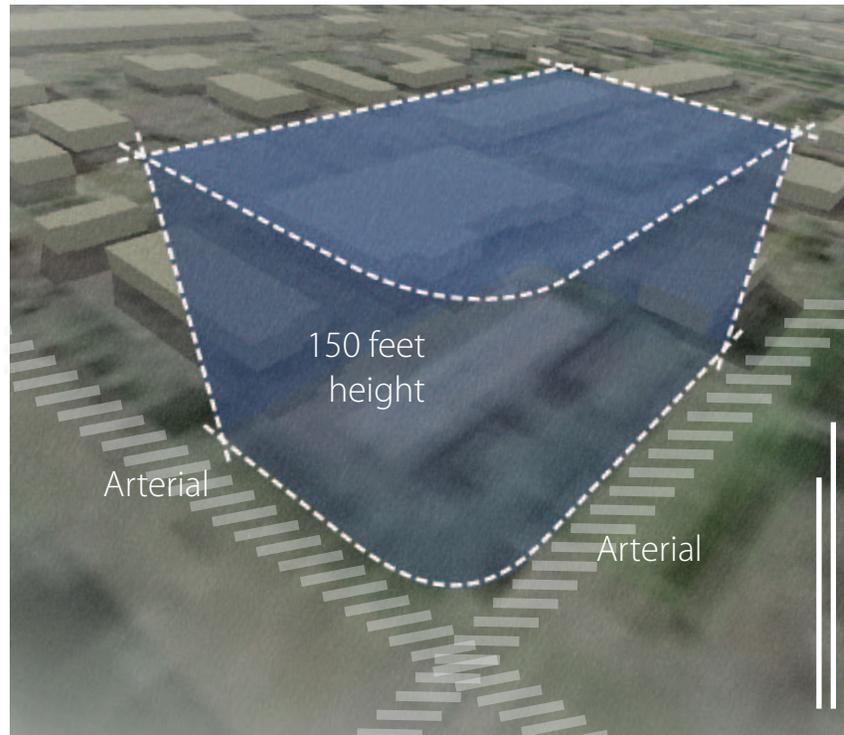
SITE 5 URBAN NEIGHBORHOOD

SITE INFORMATION	
Site	5
Site width (in feet)	220
Site depth (in feet)	95
Lot area (acres)	0.95
Lot area (square feet)	41,325
Street Frontage (TSP)	Arterial Collector / Commercial
Street or Path Frontage (2013 Strategic Plan)	Arterial Nbrhd S
Character Area (2013 Strategic Plan)	Urban Neighborhood
APPLICABLE STANDARDS	
Allowable height	150



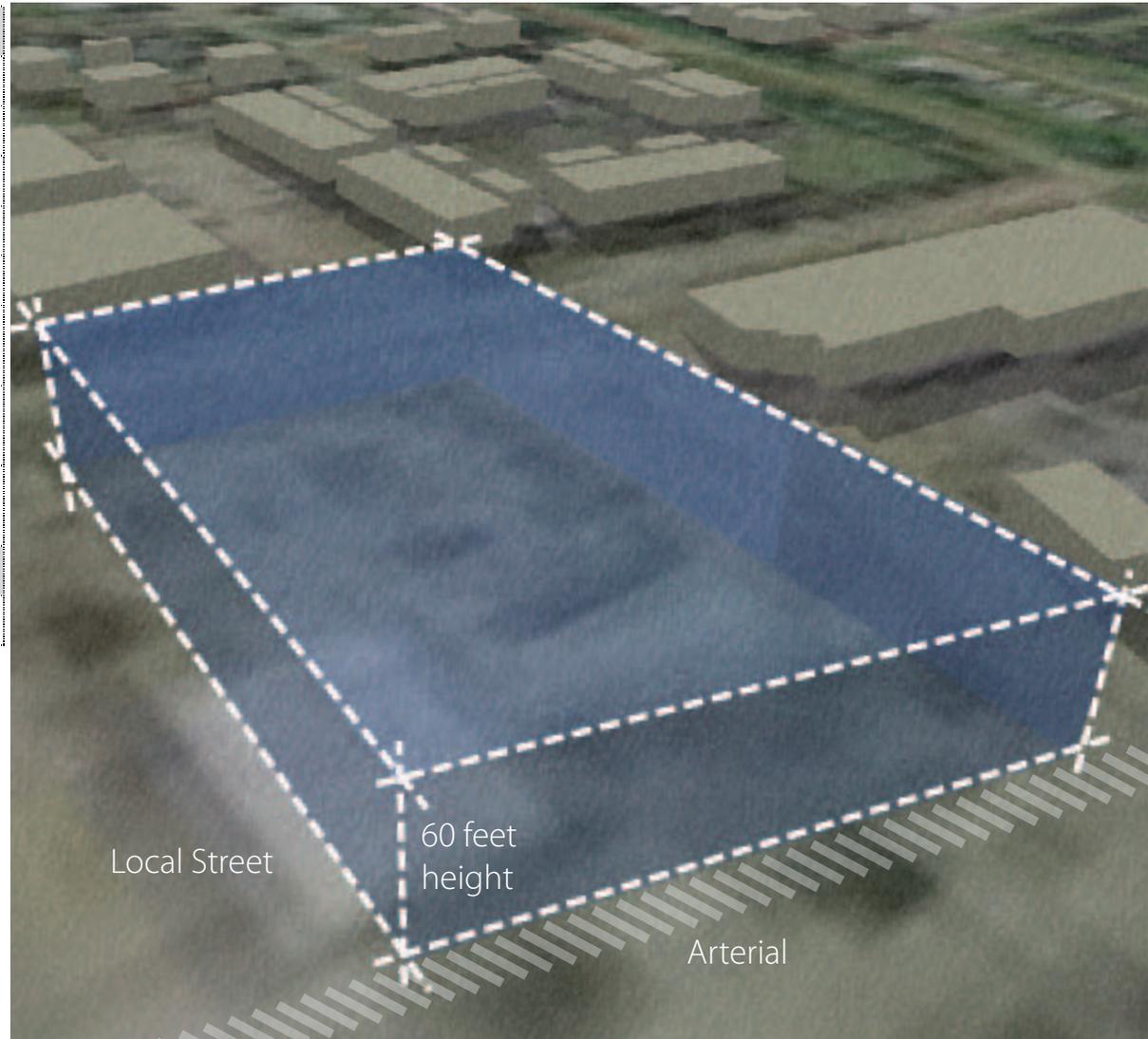
SITE 6 URBAN NEIGHBORHOOD

SITE INFORMATION	
Site	6
Site width (in feet)	300
Site depth (in feet)	190
Lot area (acres)	1.20
Lot area (square feet)	52,375
Street Frontage (TSP)	Arterial Local Street
Street or Path Frontage (2013 Strategic Plan)	Arterial Nbrhd S
Character Area (2013 Strategic Plan)	Urban Neighborhood
APPLICABLE STANDARDS	
Allowable height	150



SITE 7 EDGE RETAIL

SITE INFORMATION	
Site	7
Site width (in feet)	175
Site depth (in feet)	290
Lot area (acres)	1.20
Lot area (square feet)	52,335
Street Frontage (TSP)	Arterial Multi-use Path
Street or Path Frontage (2013 Strategic Plan)	Arterial Trail
Character Area (2013 Strategic Plan)	Edge Retail
APPLICABLE STANDARDS	
Allowable height	60



SITE 8 RETAIL MIXED-USE

SITE INFORMATION	
Site	8
Site width (in feet)	225
Site depth (in feet)	250
Lot area (acres)	1.27
Lot area (square feet)	55,560
Street Frontage (TSP)	Arterial Collector / Commercial
Street or Path Frontage (2013 Strategic Plan)	Arterial Main Street
Character Area (2013 Strategic Plan)	Retail Mixed- Use
APPLICABLE STANDARDS	
Allowable height	150

